

UNOFFICIAL COPY



Doc#: 1121331057 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/01/2011 02:26 PM Pg: 1 of 3

MAIL TO:

**GIT** (7-<sup>25</sup>~~18~~)  
YING SHI  
360 E Randolph, UNIT 1707  
CHICAGO, IL 60601  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 20 day of JUNE, 2011., between **Fannie Mae a/k/a Federal National Mortgage Association**, a corporation organized and existing under the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and **Ying Shi**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

**SEE ATTACHED EXHIBIT A**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE GREATER THAN \$27,000 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED, GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT FOR GREATER THAN \$27,000 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): **10-36-319-051-1003**  
PROPERTY ADDRESS(ES):

**2820 W. Arthur Avenue, Unit #1, Chicago, IL, 60645**

S N  
P 3  
S N  
SC 4  
INT AB

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**Fannie Mae a/k/a Federal National  
Mortgage Association**

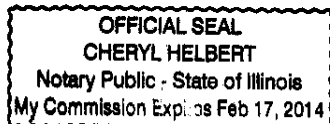
  
By \_\_\_\_\_

AS ATTORNEY IN FACT

STATE OF IL )  
COUNTY OF COOK ) SS

I, CHERYL HELBERT the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Andrew J. Nelson, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 20th day of JUNE, 2011.




  
NOTARY PUBLIC

My commission expires \_\_\_\_\_



2/14/2014

This Instrument was prepared by  
PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300, Chicago, IL 60602

REAL ESTATE TRANSFER	07/18/2011
	CHICAGO: \$168.75
	CTA: \$67.50
	TOTAL: \$236.25
10-36-319-051-1003   20110601600709   NCH6PG	

Exempt under the provision of \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date: \_\_\_\_\_  
Agent.

PLEASE SEND SUBSEQUENT TAX BILLS TO: YING SHI  
360 E Randolph, UNIT 1707  
CHICAGO, IL 60601

REAL ESTATE TRANSFER	07/18/2011
 	COOK \$11.25
	ILLINOIS: \$22.50
	TOTAL: \$33.75
10-36-319-051-1003   20110601600709   42VH8C	

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## EXHIBIT A

UNIT #1 IN THE 2814-20 W. ARTHUR/6501-03 N. MOZART CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 13 IN BLOCK 1 IN DEVON AVENUE ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 15 ACRES THEREOF), IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0736509000, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Also known as

### LEGAL DESCRIPTION:

UNIT 2820-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ARTHUR & MOZART CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0736509000, AS AMENDED, IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.